

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 676m²

For Sale : **€ 123,000**

Description
Strategic Investment Opportunity: High-Value Residential Plot in Latsia
This 712 sqm residential plot, currently under division in a rapidly growing sector of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 90%, the property offers exceptional versatility and yield potential for a boutique residential project or a substantial, high-spec family residence. Its smooth, level topography and upcoming registered road frontage make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in a resilient suburban corridor.

Situated in a developing residential pocket, the land provides the ideal canvas for a modern architectural project that maximizes both internal square footage and urban functionality. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its excellent accessibility and proximity to the capital's key commercial and social hubs. Choosing G&P Lazarou trusted properties means investing in a location where suburban tranquility meets modern efficiency, providing a secure foundation for both capital growth and premium residential comfort.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Κα6)

Plot Size: 712 sqm (Smooth, level topography)

Building Density: 90% (Optimized for versatility and high-yield potential)

Coverage Factor: 50%

Legal Status: Under division with pending registered road access

Land for sale near Latsia Lyceum: Located within a 4-minute drive of the area's secondary education hub, making it highly attractive for family-oriented projects.

Nicosia General Hospital: Situated just 3 km away, providing rapid access to the island's primary medical facilities.

The Mall of Cyprus & IKEA: Located within a short 6-minute drive, offering the district's premier shopping, dining, and retail services.

GSP Stadium: Only 5 minutes away via easy highway access, connecting you to major sporting and social events.

Athalassa National Forest Park: A nearby landmark providing extensive green space for outdoor recreation and leisure.

This property represents a unique opportunity to develop a high-value project in a high-demand market. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the strategic investment potential of this exceptional Latsia plot.

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 2**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **676m²**